

24 Victoria Street, Clitheroe

£259,000 Freehold

Spacious 4-bed end terrace over 3 floors with lounge, dining room, modern kitchen, master en-suite, garden forecourt, private yard, no chain. Walk to town centre and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



This fantastic four bedroom end of terrace house offers deceptively spacious and extended accommodation set over three floors, making it an ideal family home or investment opportunity. The property is presented with no onward chain for a hassle free purchase. Inside, you will find a bright and airy lounge featuring a fireplace and stove, perfect for cosy evenings. The separate dining room also enjoys a charming fireplace and stove, creating an inviting atmosphere for entertaining guests or family meals. The spacious modern breakfast kitchen is filled with natural light and comes complete with integrated appliances, offering a practical and stylish space for every-day living. Upstairs, the property boasts four generous bedrooms, including a master bedroom on the top floor with its own en-suite bathroom, while the additional family shower room ensures convenience for a busy household. Located within walking distance to the town centre and a range of local amenities, this home is set in an excellent and highly favoured location, making daily life both convenient and enjoyable.

Externally, the property benefits from a garden front forecourt area, providing attractive kerb appeal and a welcoming approach. To the rear, there is a private, enclosed stone paved yard, offering a secure and low

maintenance outdoor space. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Fantastic Spacious End Terrace Home
- Deceptive Extended Accommodation. Set Over 3 Floors
- Hassle Free Purchase & No Onward Chain
- 4 Generous Bedrooms; Master En-suite & Family Shower Room
- Modern Light Filled Breakfast Kitchen & Appliances
- Lounge & Dining Room - With Fireplaces & Stoves
- Walking Distance To Town & Amenities
- Excellent Favoured Location



Living Room

uPVC external front door, UPVC double glazed bay window to the front and window to the side elevation, panel radiators, TV point, wall insert with stone flagged hearth housing multi fuel stove.

Inner hallway

Staircase leading to 1st floor.

Dining Room

Spacious room, panel radiator, uPVC double glazed window, under stairs storage cupboard, inset fireplace with slate hearth housing multi fuel stove, TV point, open through to breakfast kitchen.

Breakfast Kitchen

Extended light filled room with a cream shaker style fitted kitchen with wall base and drawer units, contrasting granite worktops and up stands, full length integrated fridge and full length freeze, integral sink unit with mixer tap and granite drainer, Kenwood dual fuel range cooker with five ring gas hob and built in extractor filter canopy over, recessed spotlighting, plumbing for washing machine, integrated dishwasher, island unit with breakfast bar, uPVC double glazed window with a lovely aspect across towards Clitheroe Castle, 2 x Velux windows, panel radiator, uPVC double glazed external door to rear yard, tiled flooring.

Landing

Door and staircase to 2nd floor attic bedroom, large built in loft storage cupboard, part boarded with lighting.

Bedroom Two

Double room, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

Rear double bedroom, carpet flooring, panel radiator, uPVC double glazed window with lovely aspects across towards Clitheroe Castle.

Bedroom Four

Panel radiator, uPVC double glazed window, carpet flooring, overhead shelving.

Shower Room

White 3-pce suite with double shower enclosure with overhead rainfall shower and additional thermostatic shower, aqua panel walls within, pedestal wash basin, low-level w.c., heated towel rail and Victorian style radiator, wood effect flooring, recessed spotlighting, uPVC double glazed frosted window, extractor fan.

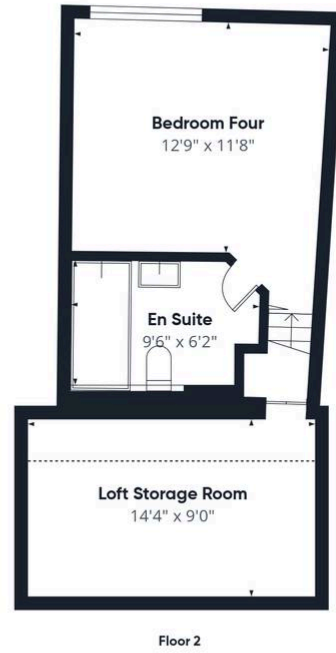
Attic Bedroom One

Excellent double bedroom, recessed spotlighting, carpet flooring, eaves access, panel radiator, uPVC double glazed window with stunning aspects across towards Pendle Hill, Clitheroe Castle and countryside beyond.

En-suite Bathroom

Modern 3-pce white suite with large double ended bath with central mixer tap, handheld shower tap fitment, fixed wall thermostatic rainfall shower, vanity wash basin with mixer tap and drawer unit under, concealed low-level wall hung w.c., coordinating walnut style storage wall units, fully tiled walls, recessed spotlighting, extractor fan, Velux window, wood style flooring, panel radiator.





Approximate total area^m
1434 ft²
Reduced headroom
107 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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